

# Builder seeks top green certification for North Van homes

## Residents will flush toilets, do laundry with recycled groundwater

### NEW HOMES PROJECT PROFILE

#### The Brook

**Project location:** 3707 Delbrook Ave., North Vancouver

**Project size:** 24 residences, 4-storey concrete building

**Residence size:** 827 sq. ft. – 1,437 sq. ft., 1 bed + den and 2 bed, 2 bath

**Prices:** \$599,000 – \$1.4 million

**Telephone:** 604-736-5400

**Developer:** Streamline Properties Inc.

**Web:** streamlinegroup.ca

**Architecture:** Garry Sportack, Array Architecture, and Gair Williamson Architecture

**Interior design:** Katie Schomaker, Managing Partner Williamson Architecture

**Occupancy:** Early 2009

BY MICHAEL SASGES  
WESTCOAST HOMES

On the North Shore are some of Canada's most celebrated residences, celebrated in part for the respect and reverence for our singular geography and climate demonstrated by their designers and builders.

Their esthetic known today as West Coast Modernism, these homes are inevitably post-and-beam structures. Their open-plan interiors are located under roofs that are inevitably flat or gently sloping and behind exterior walls that are expansively glazed to admit natural light and facilitate the views generated by seashore and mountainside residency.

In their collective acknowledgement of place, they were our first environmentally friendly homes.

Fit, then, that in North Vancouver is Canada's most environmentally friendly residential building.

The claim belongs to Jeff Wiegel of Streamline Properties, the developer of The Brook new-home project.

It is sustained by the developer's pursuit of the highest certification of environmentally friendly residency available, LEED plat-

inum and issued by the Leadership in Energy and Environmental Design organization.

It is qualified: The developers of other bigger, multi-building new-home projects, communities of new homes, are also pursuing LEED platinum. The Brook, accordingly, is Canada's greenest stand-alone, or single-building, new-home project, Wiegel says.

Geothermal heating and cooling is one component. Solar heating of almost all the hot water the Brook households will use is another. The use of recycled water by the households is the big news at The Brook.

Attendance at the city hall meeting at which Streamline unveiled its intentions reflected a "gulp, what do you want to do?" curiosity by staff, Wiegel remembers.

"... we had a great engineer out of Kelowna and we flew him down to do a presentation for the District of North Vancouver. There were 22 people from the district at that table. It was a very solemn group at the beginning of the meeting, but there were a lot of smiles and hand-shaking at the end."

The water with which the eventual Brook households will flush their toilets and wash their clothes and bedding and their

bikes and vehicles will be groundwater, brought into the building to expedite geothermal heating and cooling.

"There are two different geothermal systems, closed loop and open loop," Wiegel explains. "We have an open-loop which uses groundwater. ... In the process of running the water through the loop and extracting its heat, we can use the water for other purposes, flushing toilets, doing laundry, watering the landscape."

He expects the use of recycled water will reduce the Brook households' use of municipal water by more than 80 per cent.

He further expects geothermal heating and cooling, combined with technologies that will circulate fresh air throughout the homes constantly, will reduce the energy expenses of building and homes by almost 70 per cent.

He also reports that these operating savings will be generated by extra expenses that are nominal.

"Up until recently, it's been very expensive to develop a building like this. Today we're only about six per cent over our traditional costs to build. Five years ago, it would not have been financially feasible," Wiegel says.



The Brook builder is selling the 24 apartments from a main-floor two-bed, two-bath apartment of 1,265 square feet. Shown here is the master bedroom.

The Brook is not a pre-sell 16